

City Council
Atlanta, Georgia

03-0 -0202

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-01
DATE FILED: 1-14-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1240-1252 West Peachtree Street, N.W. and 1241-1261 Spring Street, N.W.** be changed from the **SPI-16 (Midtown Special Public Interest)** District to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **108** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION (MEASURED)

All that tract or parcel of land lying and being in the City of Atlanta in Land Lot 108 of the 17th District, of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point on the east side of Spring Street (60 foot right of way) south of the northeast corner of the intersection of Spring Street and 16th Street to the TRUE POINT OF BEGINNING a ½ inch re-bar found; thence leaving the right of way of Spring Street South 89 degrees 19 minutes 22 seconds East for a distance of 138.32 feet to a ½ inch re-bar found; thence South 89 degrees 19 minutes 22 seconds East for a distance of 60.06 feet to a ½ inch re-bar set; thence South 00 degrees 23 minutes 46 seconds East for a distance of 53.73 feet to a ½ inch re-bar found; thence North 88 degrees 11 minutes 55 seconds West for a distance of 8.44 feet to a ½ inch re-bar found; thence South 00 degrees 03 minutes 54 seconds West for a distance of 57.91 feet to a ½ inch re-bar set; thence North 89 degrees 53 minutes 27 seconds East for a distance of 208.00 feet to a ½ inch re-bar found on the westerly side of West Peachtree Street (60 foot right of way); thence continuing westerly along said right of way South 00 degrees 20 minutes 43 seconds West for a distance of 219.90 feet to a nail set; thence leaving said right of way South 89 degrees 53 minutes 05 seconds West for a distance of 147.47 feet to a nail set; thence North 88 degrees 48 minutes 43 seconds West for a distance of 57.15 feet to a ½ inch re-bar set; thence South 89 degrees 46 minutes 31 seconds East for a distance of 186.97 feet to a 1 inch crimp top found at the right of way of Spring Street (60 foot right of way); thence continuing easterly along said right of way North 00 degrees 49 minutes 59 seconds West for a distance of 100.14 feet to a ½ inch re-bar found; thence North 00 degrees 54 minutes 04 seconds West for a distance of 117.24 feet to a ½ inch re-bar found; thence North 01 degrees 01 minutes 12 seconds West for a distance of 114.26 feet to a ½ inch re-bar found at the TRUE POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Said property contains 2.8 acres more or less.

PEACHTREE
STREET
RIGHT-OF-WAY
LINEWAY



2003